

AMENDMENT NO. 2 TO LEASE AGREEMENT NO. 6098

BECHTEL BWXT IDAHO, LLC (BBWI)

2525 Fremont Avenue

P. O. Box 1625, Idaho Falls, ID 83415-3521

OPERATING UNDER U. S. GOVERNMENT CONTRACT NO. DE-AC07-99ID13727

To: Snake River Development, LLC
P.O. Box 1082
Orem, UT 84059-1082

Effective Date: 11/18/2002

To: Justin Dee
Phone: (801) 802-7121
Cell: (801) 400-7121

Completion Date: 11/17/2003

This Amendment No. 2 is issued to effect the following:

1. Article No. 1 - Fundamental Lease Provisions, the existing provisions are hereby changed as **noted in bold lettering** as follows:

Date of Lease: April 19, 2000
Landlord: Snake River Development, LLC
Tenant: Bechtel BWXT Idaho, LLC
Premises: 2582 West Heyrend Way
Idaho Falls, ID 83401

Size of Premises: 7000 Square Feet

Term: 18 months firm term and one , one-year option, **plus one additional one-year option – through 11/17/2003**

Monthly Rental: \$2,911.00 during firm term, \$2,350.00 during option term; **and \$2,450.00 during additional one-year term.**

2. Article No. 5, Term of Lease and Extension, is revised such that the term of the lease is extended 12 additional months, from 11/18/2002 through 11/17/2003.
3. Article No 6, Rental Payments, Paragraph A, the monthly rental amount as of 11/18/2002, shall be \$2,450.00 per month. In the event BBWI desires to extend the lease through 11/17/2004, Snake River Development agrees to offer the 2582 Heyrend Way facility at the same lease price of \$2,450.00 per month.

Except to the extent changed by this Amendment No. 2 and Amendment No. 1, or to the extent rendered inconsistent herewith, all of the terms and provisions of this Lease Agreement remain unchanged and continue in full force and effect.

LANDLORD

SNAKE RIVER DEVELOPMENT, LLC

By Justin Dee

Title Member/Owner

TENANT

BECHTEL BWXT IDAHO, LLC

By Guzik. Anderson

Title Procurement Agent